



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
TUESDAY – FEBRUARY 18, 2020 – 6:30 PM
2801 Ranch Road 1869 – Liberty Hill**

CALL TO ORDER

The Liberty Hill City Planning and Zoning Commission Meeting was called to order at 6:30 PM by Wes Griffin – Chair on Tuesday, February 18, 2020 at City Hall – 926 Loop 332 – Liberty Hill. Invocation was given followed by reciting the Pledge of Allegiance and Texas Pledge. Quorum was established.

Planning and Zoning members present: Wes Griffin, Steve Messana, and Josh McGinty. Brian Williams arrived at 6:37 PM.

Others present: David Stallworth, Kathy Canady, Jared King, Barbara Zwernemann, and Nancy Sawyer.

PUBLIC HEARINGS

Wes Griffin opened the Public Hearing at 6:31 PM, stating **NOTICE IS HEREBY GIVEN that the City of Liberty Hill has been asked to review and approve the following application(s), to wit:**

A request for a Zone Map Amendment from the General Commercial/Retail (C-3) zoning district to the Multi-family Residential (MF-2) zoning district on the following property: 8.811 acres out of Lot 2, Block A, Holmes 29 Subdivision, Liberty Hill, Williamson County, Texas; generally located along the north side of State Highway 29, approximately 1,521 feet east of U.S. Highway 183, further identified as Assessor's Parcel Number R-432454.

In accordance with Section 211.006 of Texas' Local Government Code, a public hearing on this application will be conducted by the Planning and Zoning Commission. This hearing will begin at 6:30 PM on Tuesday, February 18, 2020. The Planning Commission will then forward its recommendations to the City Council, who will conduct its own public hearing at 6:30 PM on Monday, February 24, 2020 and make the final decision on this matter. Both public hearings will be held at the Municipal Court Building, Council Chambers, 2801 RM 1869 in Liberty Hill, Texas.

As a recipient of this Notice, you are invited to attend these public hearings and offer comment. You may also submit written comments regarding this application to the city's Planning and Development Department, 100 Forrest Street, Liberty Hill, Texas 78642. Any written comments received in advance of the public hearing will be presented during the hearing and become part of the official record. For more information, call (512) 778-5449.

Outcome: There were no public comments and no discussion. The Public Hearing was closed by Wes Griffin – Chair at 6:33 PM.

REGULAR AGENDA

Discuss and Consider approval of minutes from the regular Planning & Zoning Commission meeting held Tuesday – January 7, 2020. Outcome: On motion by Steve Messana and second by Josh McGinty, the Commission approved the minutes from the regular Planning and Zoning Commission meeting held Tuesday – January 7, 2020. **Motion passed on vote of 3 AYES, 0 NAYS, and 0 ABSTENTIONS.**

Discussion and Possible Action on a recommendation to City Council approving an Ordinance to amend Chapter 4 – Appendix A of the Code of Ordinances for the City of Liberty Hill (the Unified Development Code) to revise the maximum building height limitations for certain zoning districts and rectify noted inconsistencies (Ordinance #20-O-12). Outcome: David Stallworth – Senior Director of Planning stated the Ordinance will address a noted inconsistency and raise the maximum building height for multifamily development from 35’ to 45’. Following discussion, Josh McGinty made a motion to approve Ordinance 20-O-12. Brian Williams seconded the motion. **Motion passed on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.**

Discussion and Possible Action on a Resolution of City Council approving a Zoning Map Amendment from General Commercial / Retail (C-3) zoning district to Multi-Family Residential (MF-2) zoning district on the following (Resolution #20-R-13):

8.811 acres out of Lot 2, Block A, Holmes 29 Subdivision, Liberty Hill, Williamson County, Texas; generally located along the north side of State Highway 29, approximately 1,521 feet east of U.S. Highway 183, further identified as Assessor’s Parcel Number R-432454.

Outcome: David Stallworth – Senior Director of Planning stated this item is a companion to 4.b on the agenda. The zoning changes C-3 to MF-2 which will simultaneously change the maximum height to 45’. Mr. Stallworth stated notifications have been sent to surrounding property within 200’ of this site. Kathy Canady suggested the Planning Department notify those further out than the state-mandated parameter of 200’. Wes Griffin – Chair stated his opposition to this. On motion by Brian Williams and second by Josh McGinty, the Commission approved Ordinance 20-O-13. **Motion passed on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.**

Discussion and Possible Action for recommendation to City Council on approving The Caughfield Revised Preliminary Plat located at Larkspur Blvd and Hwy 183 North in the ETJ of the City of Liberty Hill, Texas. Outcome: Brian Williams – Vice Chair stepped out of the meeting having completed and submitted an Affidavit of Potential Conflict. David Stallworth – Senior Director of Planning stated this plat is a reconfiguration of the preliminary plat approved sometime in 2016-2017. The revised plan removes phase 14 and reconfigures 11, 12, and 13, without an increase in yield. On motion by Josh McGinty and second by Steve Messana, the Commission approved the Caughfield Revised Preliminary Plat. **Motion passed on vote of 3 AYES, 0 NAYS, and 0 ABSTENTIONS.** Brian Williams returned to the meeting.

Discussion and Possible Action for recommendation to City Council on approving the Highland Oaks - Phase 3 Plat located at CR 279 and Millbury Way in the ETJ of the City of Liberty Hill, Texas. Outcome: Following discussion, Josh McGinty made a motion to approve the Highland Oaks – Phase 3 Plat, seconded by Steve Messana. **Motion passed on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.**

ADJOURNMENT

Outcome: On motion by Steve Messana and second by Brian Williams, the meeting of the Planning and Zoning Commission was adjourned at 6:56 PM. **Motion passed on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.**

Barbara Zwernemann